

ROP Office Subdivision

City of El Paso — City Plan Commission — 11/30/2017

SUSU17-00091 — Major Combination (REVISED)



STAFF CONTACT: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov

PROPERTY OWNER: River Oaks Properties, LTD.

REPRESENTATIVE: SLI Engineering, Inc.

LOCATION: North of Mesa and East of Double Tree

ACREAGE: 3

VESTED: No

PARK FEES REQUIRED: \$3,000

EXCEPTION/MODIFICATION REQUEST: Exception to waive the required hike and bike along North Mesa Street

RELATED APPLICATIONS: N/A

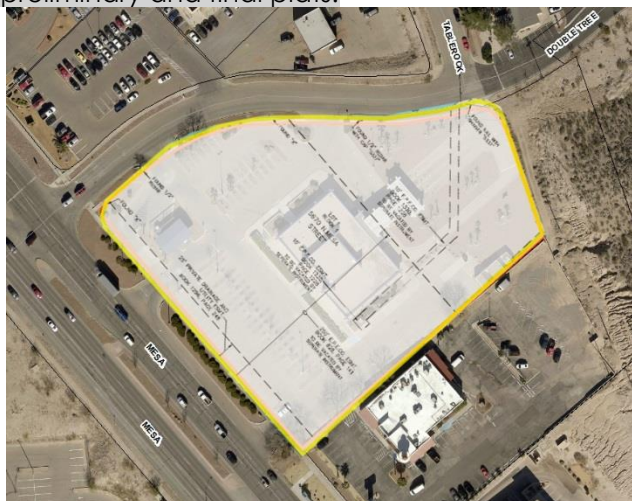
PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval with condition Pending

SUMMARY OF REQUEST: The applicant proposes to subdivide 3 acres of land for a commercial site. The property is currently in tract form. Access to the subdivision is from North Mesa Street and Double Tree Drive.

SUMMARY OF RECOMMENDATION: Planning staff's recommendation is **PENDING** staff recommends approval of ROP Office on a major combination basis subject to the following condition:

- That the applicant submit proof that the existing 250' EPE easement recorded in the County of El Paso Records Book 828, Page 141, be vacated prior to plat recordation.
- Applicant submits proof that the existing easements have been vacated through separate instrument in order to comply with Section 19.23.020 (Lot Area), which reads:
 - Easements included. Lot area shall be computed inclusive of all required public and utility easements. However, the area of required easements on a lot shall in no case exceed one-half of the lot size.
- Revisions to the preliminary and final plats.

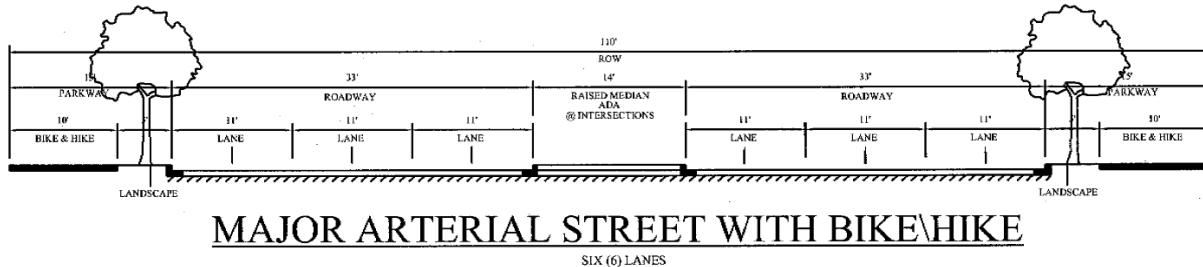


DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

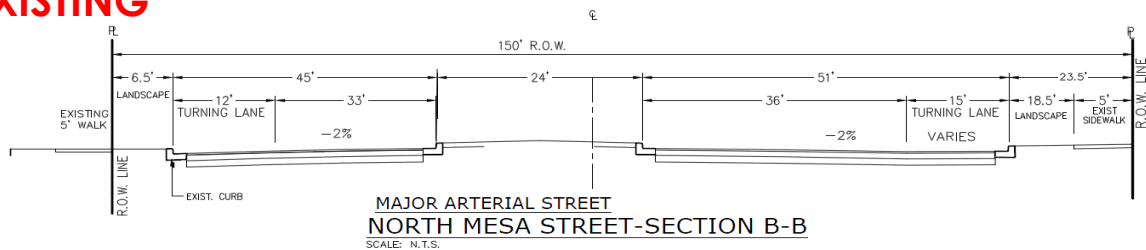
The applicant is requesting the following exception request:

1. Exception to waive the required 10' hike & bike along North Mesa Street.
 - Currently, there is an 18.5' landscape parkway and a 5' sidewalk.

REQUIRED



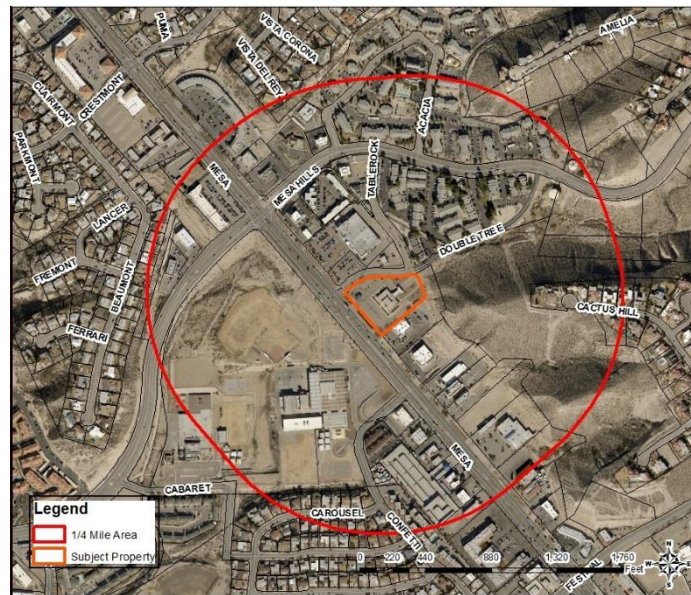
EXISTING



The applicant does meet the following criteria under Section 19.10.050 (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision) for requesting exceptions. The section reads as follows:

Section 19.10.050.A

1. The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:
 - a. Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood



RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable)

GOAL 2.1:	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental change, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
2.1.6.: Development is encouraged along existing or planned bicycle networks where additional segments and/or secure bicycle storage can be added to the network.	Yes, the applicant is developing along a proposed bicycle facility, however, the applicant is requesting to waive the improvements for the required bike and hike along North Mesa Street.
2.1.9.: Development is strongly discouraged within critical arroyos.	Yes, there are arroyos in close proximity. However, the applicant is not developing along them.
2.2.4.b.: Commercial and office uses at intersections should have direct paths to greens and squares.	No, the applicant does not have direct paths to greens and squares.

NEIGHBORHOOD CHARACTER: Subject property is zoned C-1 and is currently occupied by a commercial building. Properties adjacent to the subject property are zoned C-1 and R-3. Surrounding land uses are commercial developments and multi-family units. The nearest school is, Morehead Middle School, which is located right across the street from the proposed subdivision. The nearest park is Galatzan Park (0.74 miles). This property is not located within any Impact Fee Service Area.

The existing improvements for North Mesa Street, which is classified as a Major Arterial with Bike & Hike, are consistent and in character with the surrounding area.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

Staff comments are pending.

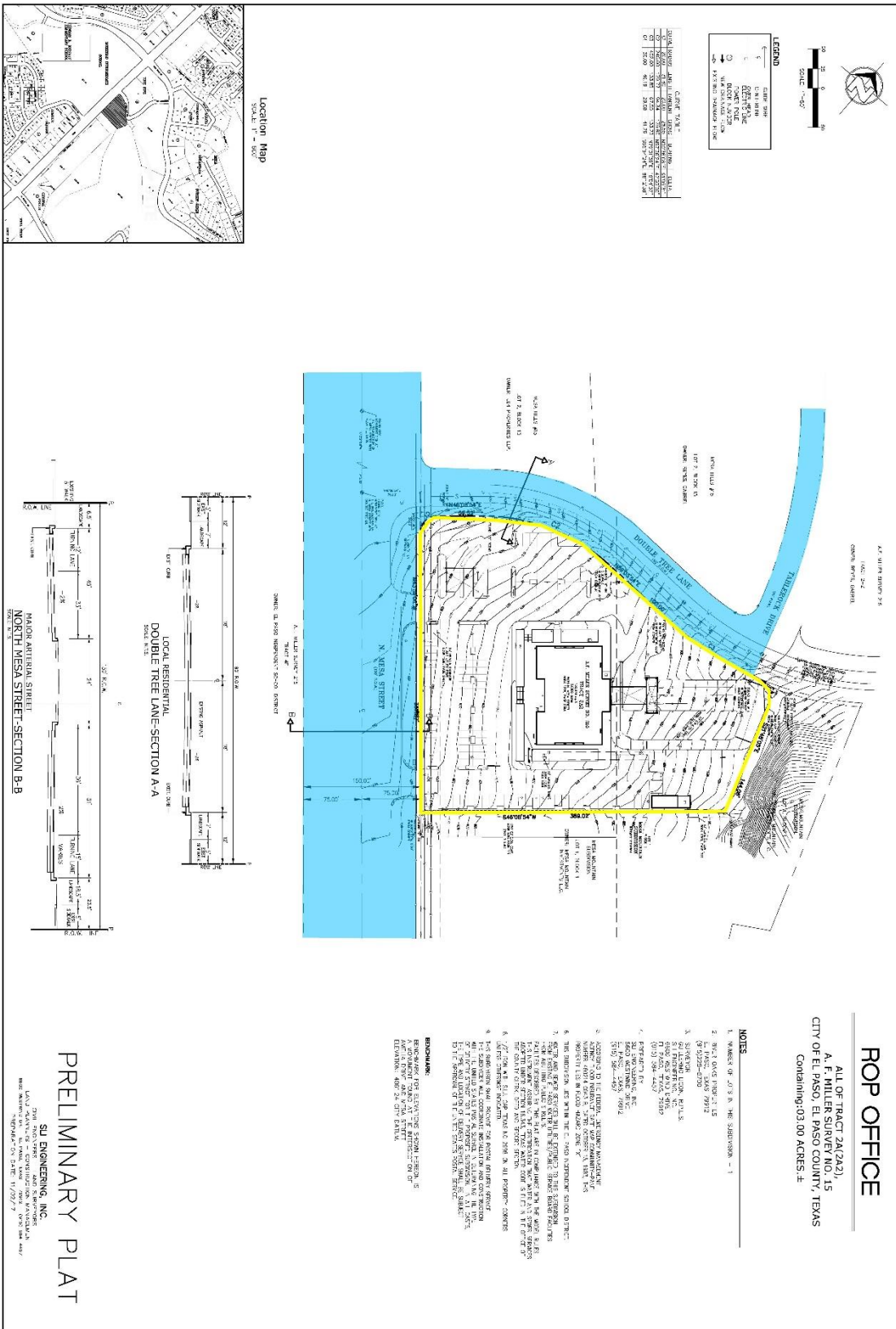
PLAT EXPIRATION:

This application will expire on **November 30, 2020**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension, and reinstatement), shall expire and the applicable plat shall be deemed null and void.

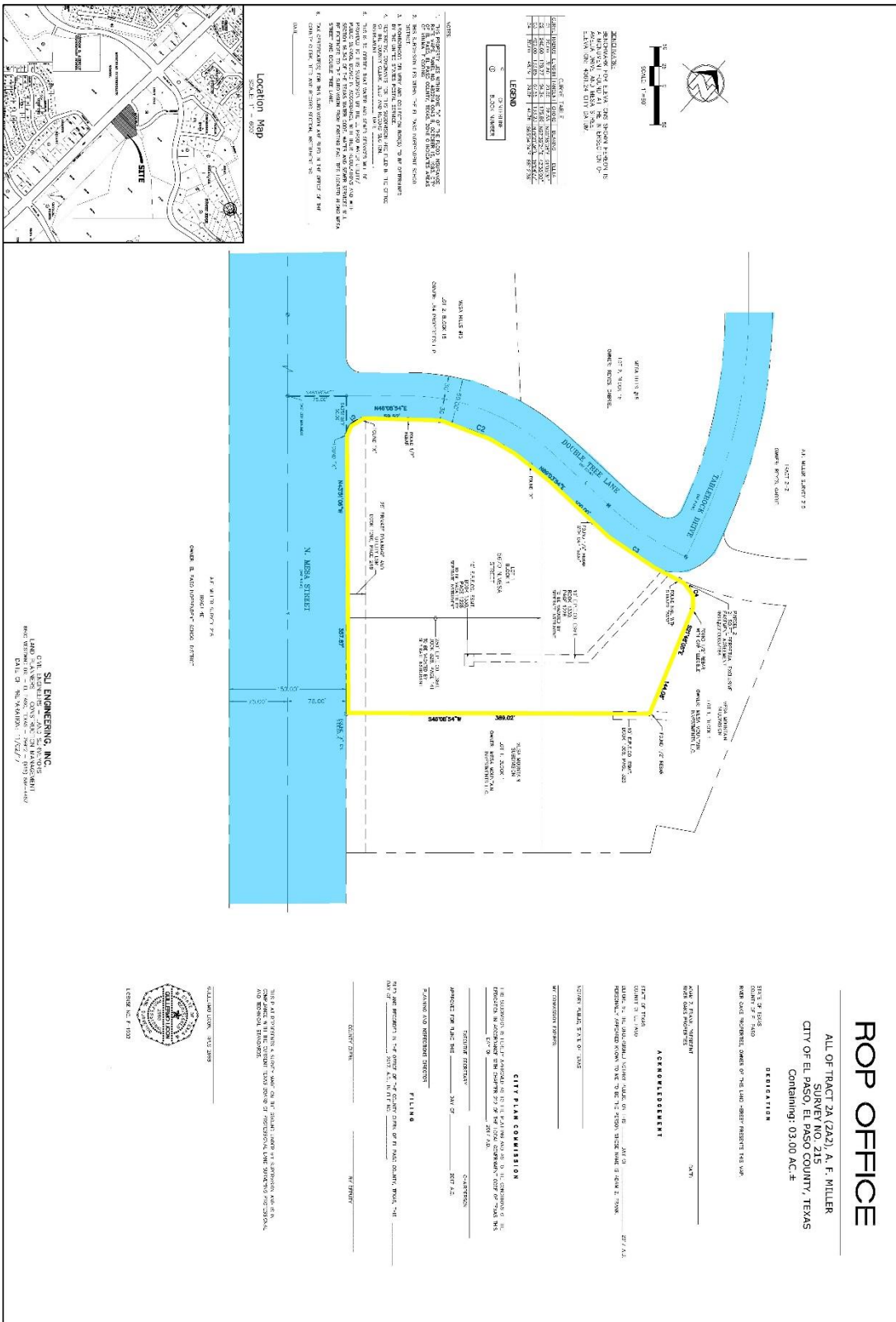
ATTACHMENTS:

1. Preliminary plat
2. Final plat
3. Exception request letter
4. Application
5. Department Comments

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



Page 1 of 1

October 31-2017

Guillermo Licón, P.E.
President

Nelson Ortiz
Planning Division
City of El Paso
711 Texas Street
El Paso Texas

Dear Mr. Ortiz

Subject: ROP Office Subdivision waiver request.

River Oaks Properties, LTD cordially requests a waiver for **Code No. 19.10.050 - Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision of the Municipal Code**, to eliminate the following condition:

- The construction of any improvements on Mesa Street and to keep the existing configuration of the street. This condition was requested by your office as a comment on the subdivision listed above. River Oaks will be replacing the existing sidewalk with a sidewalk that meets ADA requirements and TXDOT standards. The parkway consists of mature trees and landscaping to include street lighting. More than 50% of the surrounding businesses within a quarter mile radius have similar conditions. Granting the waiver will allow the developer to leave the configuration of the street as it exists today. This configuration will not be detrimental to the public health, safety and welfare and will be in character with the neighborhood.

Also TXDOT is preparing a study for the Mesa Corridor. The study will include improvements along Mesa Street.

Thank you for your assistance and consideration.

Sincerely:

A handwritten signature in black ink, appearing to read "Georges Halloul", is written over a large, hand-drawn oval. Below the signature, the name "Georges Halloul" and the company "SLI Engineering, Inc." are printed in a black, sans-serif font.

Georges Halloul
SLI Engineering, Inc.

Civil Engineers
Land Surveyors & Planners
Construction Management

Licensed Registered Engineers
Texas - New Mexico
Arizona - Colorado

6600 Westwind Drive
El Paso, TX 79912
Phone (915) 584-4457
Fax (915) 581-7756

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ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION MAJOR COMBINATION APPROVAL

DATE : 11/2/2017

FILE NO. SUSU17-00091

SUBDIVISION NAME: ROP OFFICE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

ALL OF TRACT 2A (2A2), A.F. MILLER SURVEY NO. 15 CITY OF EL PASO, EL PASO COUNTY, TEXAS

2

	ACRES	SITES		ACRES	SITES
Single-family			Industrial		
Duplex			Office		
Apartment			Street & Alley		
Mobile Home			Ponding & Drainage		
P.U.D.			Institutional		
Park			Other:		
School			Total No. Sites		
Commercial	3	1	Total (Gross) acreage	3	1

3. What is the existing zoning of the above-described property? CI-SC Proposed zoning? SAME

4. Will the residential sites, a proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes N/A No

5. What type utility easements are proposed: Underground Overhead Combination of both X

6. What type of drainage is proposed? (If applicable, list more than one)
SURFACE

7. Are special public improvements proposed in connection with development? Yes No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances: N/A

10. Improvement plans submitted? Yes No X

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No X

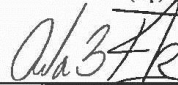
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested rights (see attached)

12. Owner of record RIVER OAKS PROPERTIES 106 MESA PARK DR. EL PASO, TX 79912 (915)225-5700
(Name and address) (Zip) (Phone)


13. Developer RIVER OAKS PROPERTIES 106 MESA PARK DR. EL PASO, TX 79912 (915)225-5700
(Name and address) (Zip) (Phone)

14. Engineer SLI ENGINEERING, INC. 6600 WESTWIND DR., EL PASO, TX 79912 915-584-4457
(Name and address) (Zip) (Phone)

OWNER SIGNATURE:



REPRESENTATIVE:



**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR
PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION
FOR ACCURACY AND COMPLETENESS**

ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants since all lots are zones R-5 meeting the requirements for Two-family dwelling use.
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

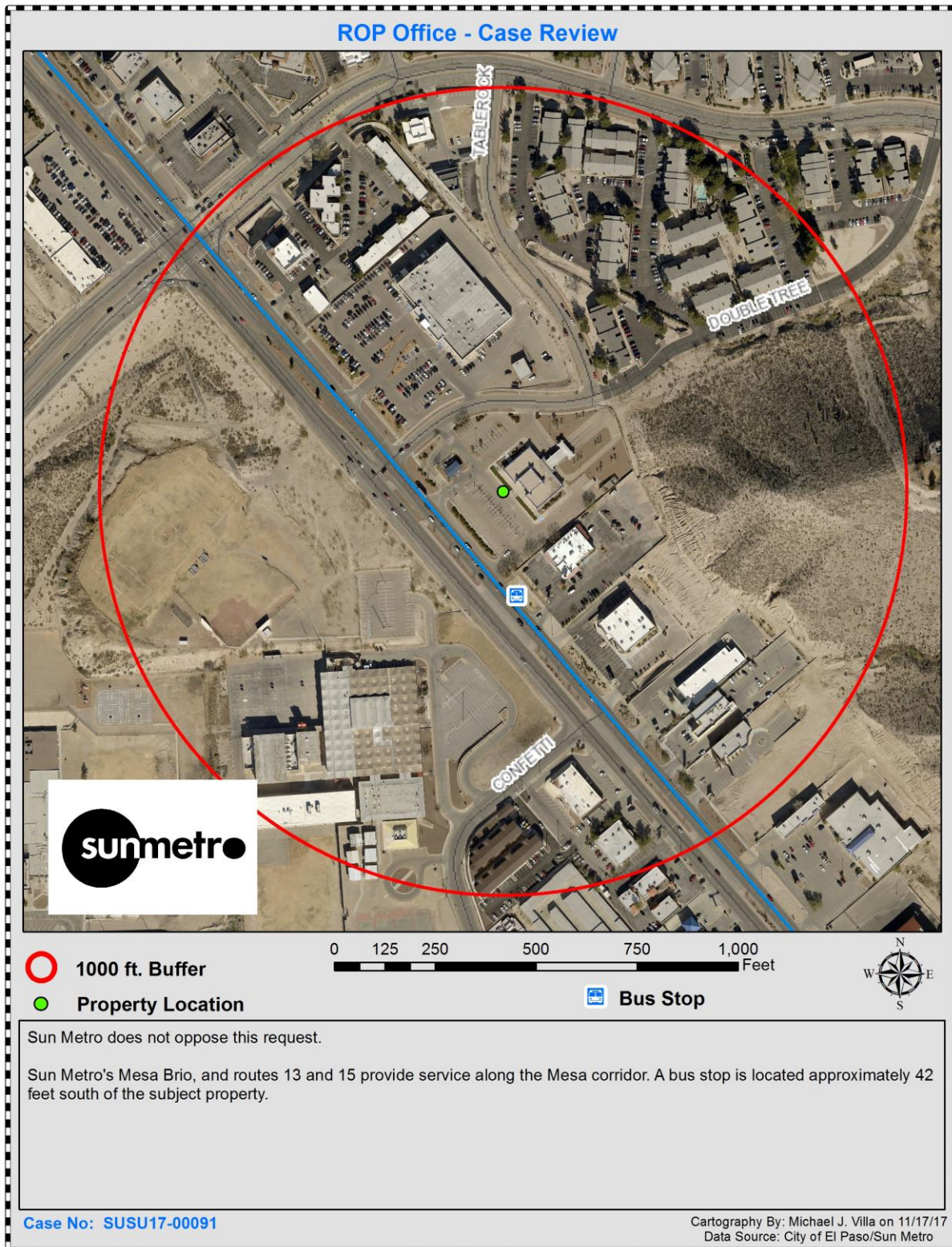
PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

1. On the Preliminary & the Final Plat, the Drainage Report indicates the wrong Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel Number (Verify 480212-0027D) and the wrong Flood Hazard Zone

TXDOT:

TxDOT will approve the use of existing driveway with conditions to make improvements if sidewalk is damaged, otherwise, it will be approved as existing.

SUN METRO:



Central Appraisal District:

No objections.

Capital Improvements Department- Parks:

We have reviewed ROP Office, a major combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-1/sc" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use restricted to a maximum of 29 dwelling units per acre however, applicant has submitted copy of preliminary covenants restricting the use to Non-residential (General commercial) therefore, "Park fees" will be assessed as follows:

1. If applicant provides copy of final signed/recorded covenants restricting the use to Non-residential (General commercial) and if gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of \$3,000.00 based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 3.0 (rounded to 2 decimals) @ \$1,000.00 / acre = \$3,000.00

Please allocate generated funds under Park Zone: NW-3
Nearest Park: Galatzan Park (NW-2)

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.